153.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	885,400 / 885,400
					USE VALUE:	885,400 / 885,400
					ASSESSED:	885,400 / 885,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FARRELL KEVIN J & DIANE H
Owner 2:	
Owner 3:	
Street 1:	152 CEDAR AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JAFFE MARCUS C--ETAL -
Owner 2:	SHORB KATHERINE H -
Street 1:	152 CEDAR AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-7410

NARRATIVE DESCRIPTION

This parcel contains 6,023 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 2589 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6023.000	404,000	800	480,600	885,400
Total Card	0.138	404,000	800	480,600	885,400
Total Parcel	0.138	404,000	800	480,600	885,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.95 | /Parcel: 341.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 101446

GIS Ref

GIS Ref

Insp Date 01/20/18

!11985!

PREVIOUS ASSESSMENT

Parcel ID 153.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	502,200	800	6,023.	480,600	983,600	983,600	Year End Roll	12/18/2019
2019	101	FV	369,100	800	6,023.	450,500	820,400	820,400	Year End Roll	1/3/2019
2018	101	FV	369,100	800	6,023.	372,400	742,300	742,300	Year End Roll	12/20/2017
2017	101	FV	369,100	800	6,023.	342,400	712,300	712,300	Year End Roll	1/3/2017
2016	101	FV	369,100	800	6,023.	312,400	682,300	682,300	Year End	1/4/2016
2015	101	FV	360,400	900	6,023.	306,400	667,700	667,700	Year End Roll	12/11/2014
2014	101	FV	360,400	900	6,023.	284,700	646,000	646,000	Year End Roll	12/16/2013
2013	101	FV	360,400	900	6,023.	270,900	632,200	632,200		12/13/2012

PRINT

Date	Time
12/11/20	02:06:30

LAST REV

Date	Time
07/30/20	10:48:08

mmcmakin

11985

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JAFFE MARCUS C-	30716-590		9/30/1999		385,000	No	No		
WHITE PAUL E &	22541-547		10/27/1992		242,000	No	No		Y

USER DEFINED

Prior Id # 1:	101446
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2009	989	New Wind	10,000					
11/3/2003	990	Addition	128,000	C		G6	GR FY06	2 sty add, 2.5 bth
4/16/1997	222		20,000					ADD 10X14 ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2020	OWNR INFO	PT	Paul T
1/20/2018	MEAS&NOTICE	HS	Hanne S
11/17/2008	Meas/Inspect	336	PATRIOT
9/1/2005	Fieldrev-Chg	BR	B Rossignol
6/23/2005	Permit Visit	BR	B Rossignol
11/23/1999	Meas/Inspect	272	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6023		Sq. Ft.	Site		0	80.	1.00	9									480,553						480,600	

Total AC/HA: 0.13827 | Total SF/SM: 6023 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 480,553 | Spl Credit | Total: 480,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	12	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10891604
Const Adj.:	0.98872483
Adj $ / SQ:	137.052
Other Features:	113500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	548903
Depreciation:	144910
Depreciated Total:	403992

COMMENTS

MASTER BATH HAS 5 FIXTURES.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	3	Baths:	2				HB	1		

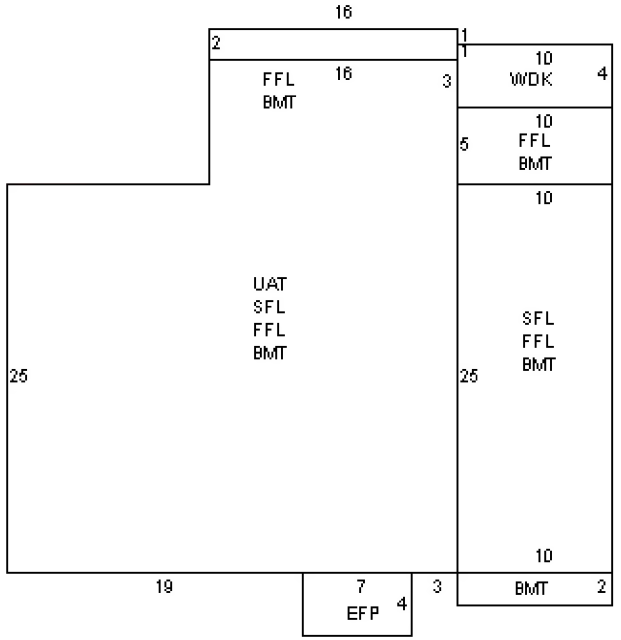
REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	150.76
Special Features:	0	Val/Su Net:	107.05
Final Total:	404000	Val/Su SzAd	176.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,205	47.800	57,595
FFL	First Floor	1,185	137.050	162,406
SFL	Second Floor	1,103	137.050	151,168
UAT	Upper Attic	213	54.820	11,691
WDK	Deck	40	15.820	633
EFP	Enclos Porch	28	71.780	2,010

Net Sketched Area:	3,774			Total:	385,503
Size Ad	2288	Gross Are	4414	FinArea	2589

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16 X 16	A	AV	2000	3.71	T	15.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800